

MEMO

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WELLNESS WAY SECTOR PLAN

Mr. Brian Sheahan

I would like to submit the following comments, along with the attached maps for your review and consideration. I hope that these will be shared and discussed with Littlejohn Engineering. As discussed last week, we have serious concerns with the methodology used to come up with the acreage allocated for Employment and Residential uses in the Sector Plan. We believe that the employment acreage is far too high, and that the residential acreage is far too low. We understand why the initial plan included the numbers that it did, but we, as Landowners and Partners in this plan, want a plan that is viable. We would like the consultant to provide examples of successful projects that have been developed at the proposed 1.5 to 1 jobs to housing ratio, in an area comparable to South Lake, or what we are targeting South Lake to be. As we all know, economic development has been our number 1 target from day 1, and it still is, but we have to be reasonable in establishing a plan to get there. In addition to the 1.5 to 1 ratio being too high, the policy that requires Lake County to stop further development if the ratio is not maintained, using areas outside of the sector plan, essentially shuts down development today. According to the information provided, current jobs to housing ratios for the targeted census tracts are .53 to 1 today, and the plan as written requires the county to determine the ratio and mandates that it suspend development until mitigation is approved. I would suggest a more reasonable range of jobs to housing be targeted, and provide that the county may impose a short term restriction on further development until remedial plans can be developed, which should include the incentives the county is looking at providing. Additionally, the tracking area should be defined so that the sector plan area is not penalized for the current lack of jobs throughout lake county. If adjustments are made to the ratio, this will allow some additional acreage to land used for residential. There is a need for some additional suburban, but *believe that allowing a density of 2 units per net acre, clustered on the Rural residential lands with a 50 % open space requirement makes a lot of sense. This will allow additional units in the future and will provide incentive for landowners to set aside upland open space. The actual development of acreage within this area ends up being at 4 du per acre on the developed land, and should require central sewer and water. This will not be sprawl, as the areas that will be developed will have to be by existing urban or suburban lands.*

I would further comment that the Conserv property receiving land use other than Rural or Public, can create some problems. If it were to all be rural, it provides a very large and well defined buffer from existing development in Clermont and new development in Wellness Way. It also gives certainty as to what that land will be used

for. If other land uses are designated on the Conserv property, it may never come to the market, and therefore take potential development opportunities from willing landowners. If Conserv lands are designated for enhanced uses, there should be efforts put forth to see how those lands could be made available for development.

Another observation is that although the maps in the plan are for illustration purposes, they were used to influence where certain land use categories were located, and where corridors and other planning initiatives were placed. I want to make sure that no lands are restricted in any way prior to the landowner doing the necessary work and working with the appropriate agencies come up with a plan to address these issues. Adding to this, there are some examples in the plan where certain areas have been assigned land use based on potential to create a significant corridor or area to protect potential wildlife and wetlands species and habitat. Those areas that are not now jurisdictional should not be targeted, however, if there is an interest in trying to make certain areas into something larger than what would otherwise be jurisdictional, give incentives to do so(substantial). This has been discussed before, and we can sit down and look at the map for examples.

This is a start on our discussion points, and I am sure there will be more. We hope to work closely with you and LEI to come up with a plan that we can all be excited about moving forward to the BCC.

Jim Karr

Comments on Wellness Way Section IV: Future Land Use Map & Goal, Objectives and Policies

- Policy 1-8.1.1.1: First sentence - Jobs to housing balance (1.5:1) is too high. Suggest a range of 0.8 -1.2 with monitoring beginning 5 years after the first phase of development and every 2 years after that so as not to unfairly burden early development with correction of deficiencies.
- Policy 1-8.1.1.1: Third sentence – replace "South Lake Region" with "Sector Plan area". Using the region appears place a greater burden on being able to attain the jobs to housing balance.
- Policy 1-8.1.1.1: Delete forth sentence. Jobs to housing balance should be aspirational, subject to implementing a remedial measure, if necessary. (See also comment to Policy 1-8.1.8.8)
- Table FLUE 1-8.1 – Employment Center Land Use Mix: Increase percentage of maximum commercial acreage to 25% to allow greater flexibility in DSAPs
- Table FLUE 1-8.1 – Employment Center Land Use Mix: Increase percentage of maximum residential acreage to 25% to allow greater flexibility in DSAPs. Revise Example 2 accordingly.
- Table FLUE 1-8.2 – Employment Center Typical Uses: Add general aviation / airport to Public/Institutional uses.
- Table FLUE 1-8.2 – Employment Center Typical Uses: Delete "Apartments" and "Condominiums" from the Residential Uses and change to the more generic "Multi-Family" to give the greatest amount of flexibility.
- Policy 1-8.1.2.1: Lower the minimum residential density permitted in EC category from eight (8) dwelling units per net acre to six (6) dwelling units per net acre
- Table FLUE 8.2.3 – Mixed-use Urban Land Use Mix: Increase percentage of maximum Public/Institutional acreage to 30% to allow greater flexibility in DSAPs
- Policy 1-8.1.2.1: Delete "Common areas such as parking, stormwater and open space shall be allocated proportionately to the various uses."
- Table FLUE 8.2.4 – Mixed-use Urban Typical Uses: Add general aviation / airport to Public/Institutional uses.
- Table FLUE 8.2.4 – Mixed-use Urban Typical Uses: Delete "Apartments", "Condominiums", and "Townhomes" from the Residential Uses and change to the more generic "Multi-Family" and "Single Family" to give the greatest amount of flexibility.
- Policy 1-8.1.2.1: Lower the minimum residential density permitted in Mixed-use Urban category from six (6) dwelling units per net acre to four (4) dwelling units per net acre
- Table FLUE 1-8.3: Table title should be "Mixed-use Suburban Land Use Mix"
- Policy 1-8.1.2.1: Lower the minimum residential density permitted in Mixed-use Suburban category from four (4) dwelling units per net acre to two (2) dwelling units per net acre
- Policy 1-8.1.2.1: The Rural Conservation density bonus should be increased by making the following text change: Alternatively, residential development, not to exceed a maximum density of ~~one (1)~~ two (2) dwelling unit per one (1) net buildable acre, may be permitted provided the proposed subdivision is developed as Rural Conservation Subdivision consisting of at least fifteen (15) net buildable acres.
- Rural Conservation Subdivisions should be required to use regional water and wastewater utilities. Recommend the following change: Rural Conservation Subdivisions developed

under the RR category shall utilize regional water and wastewater utilities, ~~when available. Connection to these utilities shall not justify an increase in density or intensity on the site being served.~~

- Recommend including a maximum ISR for the Rural Conservation Subdivision by making the following change: The maximum Impervious Surface Ratio within ~~this~~ the Rural Reserve category shall be 0.30, except for agricultural, civic and recreational uses which shall be 0.50, ~~and within the Rural Conservation Subdivision shall be [x].~~
- Rural Reserve list of typical uses: include "general aviation/airport".
- Policy 1-8.1.3.5 Transit: Need some flexibility in particular for early DSAPs when master transit may not yet be viable. Recommend changing "shall" to "shall, when warranted, "
- Policy 1-8.1.3.7 Level of Service: What is the impact of keeping US27 at LOS E and what happens if LOS falls below E?
- Policy 1-8.1.3.8 Multimodal Transportation District: Need to provide an exemption for development that precedes the County's creation of a Sector Plan-wide MMTD.
- Policy 1-8.1.3.9 Multimodal Street Design Standards: Need to provide an exemption for development that precedes the County's establishment of multimodal street cross-sections.
- Environmental Resource and Open Space: Would be beneficial to have a mechanism to incentivize preservation of large/significant tracts through some type of bonus or incentive.
- Policy 1-8.1.4.1 Identification of Environmentally Sensitive Areas: The Wellness Way Framework Map (included in Section III) ~~shall identifies~~ areas of potentially environmentally sensitive lands within the Sector Plan area. This Framework Map ~~shall~~ will guide the preparation of subsequent DSAPs and their respective identification of lands for permanent preservation.
- Policy 1-8.1.7.1: Delete Florida Fish and Wildlife Conservation Commission from list of required agencies to be provided DSAP applications.
- Policy 1-8.1.8.1: Clarify DSAPs measured in gross acres: "A DSAP of less than 1,000 gross acres may be approved by Lake County based on consideration of the following criteria:"
- Policy 1-8.1.8.8. The target jobs-to-housing ratio should be a range, e.g., 0.8-1.2:1. Measurement of performance within the Sector Plan area should be done every two years. Recommend the following changes: "The target jobs-to-housing ratio for the Wellness Way Sector Plan horizon is ~~1.5:1~~ 0.8-1.2:1 jobs per residential unit. During development of Wellness Way Sector Plan Area, the jobs/housing balance ~~shall~~ will be measured at no less than ~~annual~~ biennial intervals and the results shall be reported to the Lake County Board of County Commissioners. Each Detailed Specific Area Plan shall require milestones for achieving the jobs to housing target ratio. In the event that the jobs-to-housing ratio drops below a 0.53:1 ratio, residential development approvals ~~shall~~ may be suspended until a remedial plan can be developed and approved by the County.

Jim Kana